

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10566 Dupont Circle Associates, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Howard H. Mackey abstaining, the following Order of the Board was entered at the meeting of March 23, 1971.

EFFECTIVE DATE OF ORDER - April 8, 1971

ORDERED:

That the appeal for permission to establish a parking lot for five (5) years at 2125 O Street, NW., part of Lot 822, Square 68, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The property is partially unimproved with a portion of the lot being used as accessory parking to the Stables Restaurant.
3. The appellant proposes to establish a parking lot for a period of five (5) years on the unimproved portion of the property.
4. The property will be landscaped as shown on Exhibit No. 30. The lot will accommodate approximately 75 cars.
5. The Department of Highways and Traffic offers no objections to the granting of this appeal. However, the Department stated that they strongly favored a driveway being constructed on O Street in order to provide for safer operation of the parking lot, as well as providing better ingress and egress to the proposed parking lot. (See Exhibit No. 18)
6. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the establishment of this parking facility will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the Certificate of Occupancy shall not issue until the conditions hereinafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

[a] Permit shall issue for a period of one year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

[b] That all parking shall be on a contract basis or non-transient basis.

[c] All areas devoted to drivesays, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

[d] Signs shall be erected on the street frontage of the property.

[e] That appellant shall comply with the landscaping plan approved by the Board, BZA Exhibit No. 30.

[f] An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

[g] Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

[h] No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

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[i] All parts of the lot shall be kept free of refuse or debris and shall be maintained in a healthy growing condition and in a neat and orderly appearance.

[j] No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

[k] Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____



PATRICK E. KELLY

Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
